

# Ibis Landing

Community Development District

## *Proposed Budget Fiscal Year 2027*

Prepared By:

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**Ibis Landing Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash From prior FY to offset budgeted expenses
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 145,579	\$ 46,745	\$ 145,579	\$ 154,531	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 145,579</b>	<b>\$ 46,745</b>	<b>\$ 145,579</b>	<b>\$ 154,531</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	Statutory Required Fees
<b>Executive</b>					
Professional - Management	\$ 47,000	\$ 11,750	\$ 47,000	\$ 50,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 4,500	\$ -	\$ 4,700	\$ 4,800	Statutory Required
Accounting Services	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Assessment Roll Preparation	\$ 18,000	\$ 4,500	\$ 18,000	\$ 21,000	General Fund/Debt Service Fund
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Legal Advertising	\$ 7,500	\$ -	\$ 8,000	\$ 7,500	Statutory Required Legal Advertising
Trustee Services	\$ 4,246	\$ -	\$ 4,246	\$ 4,246	Trust Fees for Bonds
Dissemination Agent Services	\$ 3,500	\$ -	\$ 3,500	\$ 3,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ 470	\$ 970	\$ 1,000	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fee - Governmental Accounts
<b>Communications and Freight Services</b>					
Postage, Freight & Messenger	\$ 300	\$ -	\$ 250	\$ 300	Agenda Mailing and other Misc Mailings
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>					
	\$ 5,700	\$ 5,800	\$ 5,800	\$ 6,500	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>					
	\$ 500	\$ -	\$ 750	\$ 750	Agenda books and copies
<b>Legal Services</b>					
General Counsel	\$ 15,000	\$ 6,906	\$ 12,500	\$ 12,500	District Attorney
Bond Validation	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 4,050	\$ -	\$ 4,050	\$ 5,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 10,958	\$ -	\$ -	\$ 10,110	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 145,579</b>	<b>\$ 34,101</b>	<b>\$ 134,091</b>	<b>\$ 154,531</b>	
<b>Fund Balances:</b>					
Change from Current Year Operations	\$ -	\$ 12,644	\$ 11,488	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	\$ -		\$ -	\$ 11,488	
Current Year Reserve Allocation	\$ -		\$ -	\$ -	Budgeted Funds for Long Term Capital Planning - N/A
<b>Total Fund Balance</b>	<b>\$ -</b>		<b>\$ 11,488</b>	<b>\$ 11,488</b>	

Ibis Landing Community Development District  
 General Fund - Budget  
 Fiscal Year 2027

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027	Notes
<b>Use of Funds</b>					
Extraordinary Capital/Operations	\$ -		\$ -	\$ (27,145)	Long Term Capital Planning - Balance of Funds - N/A
Operations Reserve	\$ -		\$ -	\$ 38,633	Required to meet Cash Needs until Assessment Rec'd.
<b>Total Fund Balance</b>	<u>\$ -</u>		<u>\$ 11,488</u>	<u>\$ 11,488</u>	

Description	FY 2026	FY 2027
Assessment Rate	\$ 151.80	\$ 161.14
Units Subject to Assessment	959	959
Cap Rate	\$ 182.16	\$ 193.37

**Ibis Landing Community Development District  
Debt Service Fund - Series 2025 Bonds - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026	Actual 12/21/2025	Anticipated 9/30/2026	Fiscal Year 2027
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ -	\$ 3,615	\$ 14,460	\$ 13,014
Revenue Account	\$ -	\$ 15	\$ 58	\$ 52
Interest Account	\$ -	\$ 2,531	\$ 10,124	\$ 9,111
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 786,456	\$ 255,225	\$ 786,456	\$ 786,456
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 786,456</b>	<b>\$ 261,385</b>	<b>\$ 811,099</b>	<b>\$ 808,634</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 150,000	\$ -	\$ 150,000	\$ 160,000
Principal Debt Service - Early Redemptions				
<b>Interest Expense</b>	\$ 547,046	\$ 254,855	\$ 547,046	\$ 578,194
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 51,450	\$ -	\$ 51,450	\$ 51,450
Operating Transfers Out	\$ -	\$ 3,615	\$ 3,615	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 748,496</b>	<b>\$ 258,470</b>	<b>\$ 752,111</b>	<b>\$ 789,644</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 37,960	\$ 2,915	\$ 58,987	\$ 18,990
<b>Fund Balance - Beginning</b>	\$ 623,954	\$ 623,954	\$ 623,954	\$ 682,942
<b>Fund Balance - Ending</b>	<b>\$ 661,915</b>	<b>\$ 626,869</b>	<b>\$ 682,942</b>	<b>\$ 701,932</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 367,467
Restricted for December 15, 2027 Interest Payment	\$ 289,097
<b>Total - Restricted Fund Balance:</b>	<b>\$ 656,564</b>

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Single Family - Executive - 50' -59'	153	\$ 1,605.00	\$ 1,605.00
Single Family - Manor - 60' - 69'	76	\$ 1,925.97	\$ 1,925.97
Terrace/Cottage - MF - 8 Unit Buildings	96	\$ 855.99	\$ 855.99
Terrace/Cottage - MF - 30 Unit Buildings	210	\$ 855.99	\$ 855.99
Villas - 2 Unit Attached	118	\$ 1,123.60	\$ 1,123.60
<b>Total:</b>	<b>653</b>		

**Ibis Landing Community Development District  
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 10,490,000	Varies			
12/15/2025		\$ -		\$ 254,855.16		
6/15/2026		\$ 150,000	4.125%	\$ 292,190.63	\$ 697,046	\$ 10,340,000
12/15/2026				\$ 289,096.88		
6/15/2027		\$ 160,000	4.125%	\$ 289,096.88	\$ 738,194	\$ 10,180,000
12/15/2027				\$ 285,796.88		
6/15/2028		\$ 165,000	4.125%	\$ 285,796.88	\$ 736,594	\$ 10,015,000
12/15/2028				\$ 282,393.75		
6/15/2029		\$ 170,000	4.125%	\$ 282,393.75	\$ 734,788	\$ 9,845,000
12/15/2029				\$ 278,887.50		
6/15/2030		\$ 180,000	4.125%	\$ 278,887.50	\$ 737,775	\$ 9,665,000
12/15/2030				\$ 275,175.00		
6/15/2031		\$ 185,000	4.700%	\$ 275,175.00	\$ 735,350	\$ 9,480,000
12/15/2031				\$ 270,827.50		
6/15/2032		\$ 195,000	4.700%	\$ 270,827.50	\$ 736,655	\$ 9,285,000
12/15/2032				\$ 266,245.00		
6/15/2033		\$ 205,000	4.700%	\$ 266,245.00	\$ 737,490	\$ 9,080,000
12/15/2033				\$ 261,427.50		
6/15/2034		\$ 215,000	4.700%	\$ 261,427.50	\$ 737,855	\$ 8,865,000
12/15/2034				\$ 256,375.00		
6/15/2035		\$ 225,000	4.700%	\$ 256,375.00	\$ 737,750	\$ 8,640,000
12/15/2035				\$ 251,087.50		
6/15/2036		\$ 235,000	5.700%	\$ 251,087.50	\$ 737,175	\$ 8,405,000
12/15/2036				\$ 244,390.00		
6/15/2037		\$ 250,000	5.700%	\$ 244,390.00	\$ 738,780	\$ 8,155,000
12/15/2037				\$ 237,265.00		
6/15/2038		\$ 265,000	5.700%	\$ 237,265.00	\$ 739,530	\$ 7,890,000
12/15/2038				\$ 229,712.50		
6/15/2039		\$ 280,000	5.700%	\$ 229,712.50	\$ 739,425	\$ 7,610,000
12/15/2039				\$ 221,732.50		
6/15/2040		\$ 295,000	5.700%	\$ 221,732.50	\$ 738,465	\$ 7,315,000
12/15/2040				\$ 213,325.00		
6/15/2041		\$ 315,000	5.700%	\$ 213,325.00	\$ 741,650	\$ 7,000,000
12/15/2041				\$ 204,347.50		
6/15/2042		\$ 335,000	5.700%	\$ 204,347.50	\$ 743,695	\$ 6,665,000
12/15/2042				\$ 194,800.00		
6/15/2043		\$ 355,000	5.700%	\$ 194,800.00	\$ 744,600	\$ 6,310,000
12/15/2043				\$ 184,682.50		
6/15/2044		\$ 375,000	5.700%	\$ 184,682.50	\$ 744,365	\$ 5,935,000
12/15/2044				\$ 173,995.00		
6/15/2045		\$ 395,000	5.700%	\$ 173,995.00	\$ 742,990	\$ 5,540,000
12/15/2045				\$ 162,737.50		
6/15/2046		\$ 420,000	5.875%	\$ 162,737.50	\$ 745,475	\$ 5,120,000
12/15/2046				\$ 150,400.00		
6/15/2047		\$ 445,000	5.875%	\$ 150,400.00	\$ 745,800	\$ 4,675,000
12/15/2047				\$ 137,328.13		
6/15/2048		\$ 470,000	5.875%	\$ 137,328.13	\$ 744,656	\$ 4,205,000
12/15/2048				\$ 123,521.88		
6/15/2049		\$ 500,000	5.875%	\$ 123,521.88	\$ 747,044	\$ 3,705,000
12/15/2049				\$ 108,834.38		
6/15/2050		\$ 530,000	5.875%	\$ 108,834.38	\$ 747,669	\$ 3,175,000
12/15/2050				\$ 93,265.63		
6/15/2051		\$ 565,000	5.875%	\$ 93,265.63	\$ 751,531	\$ 2,610,000
12/15/2051				\$ 76,668.75		
6/15/2052		\$ 595,000	5.875%	\$ 76,668.75	\$ 748,338	\$ 2,015,000

**Ibis Landing Community Development District  
Debt Service Fund - Series 2025**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
12/15/2052				\$ 59,190.63		
6/15/2023		\$ 635,000	5.875%	\$ 59,190.63	\$ 753,381	\$ 1,380,000
12/15/2053				\$ 40,537.50		
6/15/2024		\$ 670,000	5.875%	\$ 40,537.50	\$ 751,075	\$ 710,000
12/15/2054				\$ 20,856.25		
6/15/2025		\$ 710,000	5.875%	\$ 20,856.25	\$ 751,713	\$ -
		<b>\$ 10,490,000</b>		<b>\$ 11,736,852.11</b>	<b>\$ 22,226,852</b>	
Outstanding at September 30, 2027	\$	10,180,000				